

FOR LEASE

**±21,888 SF RETAIL
NOW UNDER CONSTRUCTION**

**AVAILABLE
1ST QUARTER 2025**



SPRING KLEIN CROSSING

6820 FM 2920 SPRING, TEXAS 77379

PROPERTY INFORMATION

- **UP TO 21,888 SF NEW CONSTRUCTION RETAIL SPACE**
- **Lot Size: ± 2.06 AC (lit parking) in The Woodlands Submarket**
- **Dense retail location**
- **Strong traffic counts**
- **Drive-thru end cap with patio space available**
- **2,500 gallon “community grease-trap” already installed for future restaurant users**
- **Rates starting at \$24 psf + NNN**
- **Generous “TI Allowance”**
- **Spec suites (white box) available as follows:**
 - Suite 100 - 3,708 SF (end cap, patio space, drive-thru)**
 - Suite 200 - 1,728 SF (in line)**
 - Suite 300 - 1,836 SF (in line)**

DAVID HUMMEL

Senior Vice President

713.540.9116

texas1031investments@gmail.com

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12777 Jones Road, Suite 106

Houston, Texas 77070

832.957.7500

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PHOTO AND TRAFFIC COUNTS



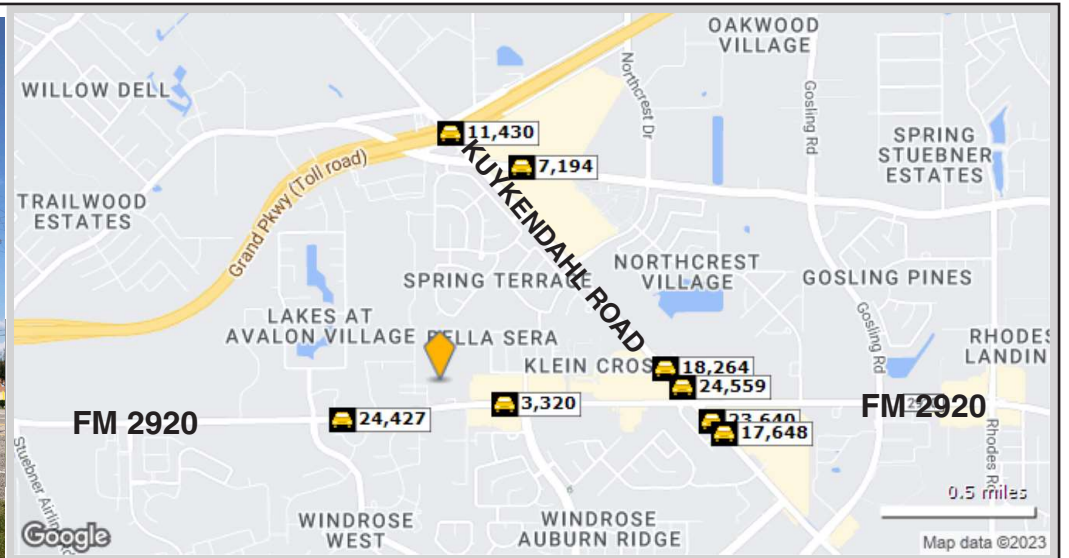
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FOR LEASE

Shopping Center Coming Soon
Drive-Thru and Spec Suites Available

DAVID F. HUMMEL
713.540.9116



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----------------------|---------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 FM 2920 Rd | Kuykendahl Rd | 0.63 E | 2022 | 3,320 | MPSI | .23 |
| 2 FM 2920 Rd | Stuebner Airline Rd | 1.08 W | 2022 | 24,427 | MPSI | .34 |
| 3 Kuykendahl Rd | FM 2920 Rd | 0.15 SE | 2022 | 18,264 | MPSI | .76 |
| 4 Spring Stuebner Rd | Kuykendahl Rd | 0.15 W | 2022 | 7,194 | MPSI | .77 |
| 5 Kuykendahl Road | FM 2920 Rd | 0.15 SE | 2022 | 24,559 | MPSI | .81 |
| 6 Hildebrandt Rd | Klein Oak Ln | 0.66 N | 2022 | 11,430 | MPSI | .83 |
| 7 Kuykendahl Road | FM 2920 | 0.08 NW | 2022 | 23,640 | MPSI | .91 |
| 8 Kuykendahl Rd | FM 2920 Rd | 0.14 NW | 2022 | 17,648 | MPSI | .96 |

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DEMOGRAPHIC SUMMARY

| FM 2920 & Krimmel Rd | | | | | |
|---|---------------------------------|--------|------------------|--------------------|----------------|
| 6900 FM 2920, Spring, TX 77379 | | | | | |
| Building Type: | Retail | | Total Available: | 21,888 SF | |
| Available: | 1st Qtr. 2025 | | % Leased: | Pre Leasing | |
| RBA: | - 21,888 SF | | Rent/SF/Yr: | \$24 + NNN | |
| <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;"> <p>- End Caps with Drive-Thru and Patio Space (Extra)</p> <p>- Spec Suites in "White Box" condition (ready for build-out)</p> </div> | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile |
| Population | | | | | |
| 2029 Projection | 13,038 | | 81,166 | | 224,117 |
| 2024 Estimate | 12,799 | | 78,963 | | 217,967 |
| 2020 Census | 12,989 | | 76,280 | | 216,005 |
| Growth 2024 - 2029 | 1.87% | | 2.79% | | 2.82% |
| Growth 2020 - 2024 | -1.46% | | 3.52% | | 0.91% |
| 2024 Population by Hispanic Origin | 3,511 | | 23,215 | | 61,204 |
| 2024 Population | 12,799 | | 78,963 | | 217,967 |
| White | 5,786 | 45.21% | 40,010 | 50.67% | 114,247 52.41% |
| Black | 1,868 | 14.59% | 8,788 | 11.13% | 23,368 10.72% |
| Am. Indian & Alaskan | 132 | 1.03% | 957 | 1.21% | 2,376 1.09% |
| Asian | 1,639 | 12.81% | 7,110 | 9.00% | 19,324 8.87% |
| Hawaiian & Pacific Island | 13 | 0.10% | 75 | 0.09% | 219 0.10% |
| Other | 3,360 | 26.25% | 22,023 | 27.89% | 58,434 26.81% |
| U.S. Armed Forces | 0 | | 0 | | 41 |
| Households | | | | | |
| 2029 Projection | 4,202 | | 26,116 | | 75,427 |
| 2024 Estimate | 4,126 | | 25,430 | | 73,244 |
| 2020 Census | 4,211 | | 24,785 | | 72,879 |
| Growth 2024 - 2029 | 1.84% | | 2.70% | | 2.98% |
| Growth 2020 - 2024 | -2.02% | | 2.60% | | 0.50% |
| Owner Occupied | 2,910 | 70.53% | 19,656 | 77.29% | 53,937 73.64% |
| Renter Occupied | 1,216 | 29.47% | 5,774 | 22.71% | 19,307 26.36% |
| 2024 Households by HH Income | | | | | |
| Income: <\$25,000 | 364 | 8.83% | 2,241 | 8.81% | 7,060 9.64% |
| Income: \$25,000 - \$50,000 | 466 | 11.30% | 3,434 | 13.50% | 9,268 12.65% |
| Income: \$50,000 - \$75,000 | 600 | 14.55% | 3,757 | 14.77% | 10,983 14.99% |
| Income: \$75,000 - \$100,000 | 495 | 12.00% | 3,267 | 12.85% | 8,944 12.21% |
| Income: \$100,000 - \$125,000 | 631 | 15.30% | 3,187 | 12.53% | 8,881 12.13% |
| Income: \$125,000 - \$150,000 | 439 | 10.65% | 2,869 | 11.28% | 7,219 9.86% |
| Income: \$150,000 - \$200,000 | 658 | 15.96% | 2,946 | 11.58% | 8,841 12.07% |
| Income: \$200,000+ | 471 | 11.42% | 3,730 | 14.67% | 12,049 16.45% |
| 2024 Avg Household Income | \$119,625 | | \$121,824 | | \$125,303 |
| 2024 Med Household Income | \$105,428 | | \$100,129 | | \$101,034 |

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RETAIL MAP



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|----------------|-------------------------------|----------------------|
| Advisors Commercial Real Estate | 9007861 | sgray@advisorstx.com | (817)226-0000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Beaux Riley | 280127 | briley@advisorstx.com | (817)226-0000 |
| Designated Broker of Firm | License No. | Email | Phone |
| Steve Gray | 455147 | sgray@advisorstx.com | (817)226-0000 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| David F. Hummel | 360247 | dhummel@advisorstx.com | (713)540-9116 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date